

**DOCKETED**

<b>Docket Number:</b>	21-IEPR-06
<b>Project Title:</b>	Building Decarbonization and Energy Efficiency
<b>TN #:</b>	238351
<b>Document Title:</b>	Presentation - Decarbonization and Affordable Housing
<b>Description:</b>	Presentation by Betsy McGovern-Garcia, Real Estate Development Director, Self-Help Enterprises
<b>Filer:</b>	Raquel Kravitz
<b>Organization:</b>	Self-Help Enterprises
<b>Submitter Role:</b>	Public
<b>Submission Date:</b>	6/21/2021 2:19:00 PM
<b>Docketed Date:</b>	6/21/2021



# Decarbonization and Affordable Housing

June 22, 2021

Building Decarbonization Integrated Energy Policy Report (IEPR) Workshop

# ABOUT SELF-HELP ENTERPRISES...

- ✓ Established in 1965 – community-based non-profit
- ✓ Helped more than 6,400 families to build their own homes & developed 1,600 units of rental housing
- ✓ Work with over 60 community services districts or small water systems; active in the emergency services & energy solutions
- ✓ Active Participant in Greenhouse Gas Reduction Fund Programs, LIWP, SOMAH and zero-net energy development
- ✓ Value sustainability through the lens of disadvantaged community members and impacts on low-income families



# RECENTLY COMPLETED DEVELOPMENTS



Sequoia  
Commons



Palm Terrace



# FUTURE VISION – SANTA FE COMMONS

# Decarbonization Challenges - Cost

- Costs associated with all electric technology
  - Example: The Lofts at Fort Visalia
  - Direct conflict with State funding goals driving down cost
- Costs associated with emerging technology and lack of labor markets and supply chain
- Cost of electricity vs. natural gas in absence of solar PV (shifts cost burden to low-income residents)



The Lofts at Fort Visalia

# Decarbonization Challenges – Solar PV

- Uncertainty with time-of-use changes
- Threatening legislation (AB1139)
- Pending CPUC VNEM process
- Physical constraints limiting enough solar to off-set electrical loads and need for storage to mitigate grid dependence
- Need for ongoing solar PV incentive programs like LIWP, SASH, MASH, SOMAH etc.



# COMMUNITY WIDE SOLUTIONS

- Conversation is too narrow
- Keep focus on Disadvantaged Communities (DACs)
- Need solutions for single-family homes and mobile homes
  - SJV DAC Pilot with 11 communities
- Increase access to roof top solar for all socio-economic segments
- The State should begin to explore “community-wide” decarbonization projects and technologies
  - True community solar, solar micro-grid
  - Fund pilot projects in the communities you want to change
  - Include extensive technical assistance in community design
  - Engage local implementers



# CONTACT INFORMATION

Betsy McGovern-Garcia

559.802.1653

[betsyg@selfhelpenterprises.org](mailto:betsyg@selfhelpenterprises.org)

“Twenty years from now you will be more disappointed by the things that you didn't do than by the ones you did do.” ---Mark Twain